169.0	0009	0010.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	986,200 / 986,200
					USE VALUE:	986,200 / 986,200
					ASSESSED:	986,200 / 986,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TASSMER KATHARINE D.W.
Owner 2:	
Owner 3:	
Street 1:	20 DOW AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TASSMER KATHARINE W -
Owner 2:	TASSMER PETER M -
Street 1:	20 DOW AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,875 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 1752 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7875.000	519,900	6,900	459,400	986,200
Total Card	0.181	519,900	6,900	459,400	986,200
Total Parcel	0.181	519,900	6,900	459,400	986,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 563.06 | /Parcel: 563.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112363

GIS Ref

GIS Ref

Insp Date 08/02/18

!13107!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0009-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	519,900	6900	7,875.	459,400	986,200	986,200	Year End Roll	12/18/2019
2019	101	FV	394,100	6900	7,875.	459,400	860,400	860,400	Year End Roll	1/3/2019
2018	101	FV	394,100	6900	7,875.	387,200	788,200	788,200	Year End Roll	12/20/2017
2017	101	FV	394,100	6900	7,875.	354,400	755,400	755,400	Year End Roll	1/3/2017
2016	101	FV	394,100	6900	7,875.	301,900	702,900	702,900	Year End	1/4/2016
2015	101	FV	367,400	6900	7,875.	262,500	636,800	636,800	Year End Roll	12/11/2014
2014	101	FV	367,400	6900	7,875.	242,800	617,100	617,100	Year End Roll	12/16/2013
2013	101	FV	367,400	6900	7,875.	231,000	605,300	605,300		12/13/2012

PRINT

Date	Time
12/11/20	03:06:57

LAST REV

Date	Time
08/06/18	10:00:59

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13107

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASSMER KATHARI	65800-90		7/27/2015	Convenience	99	No	No		
HERBES STEPHEN	45535-265		7/1/2005		649,000	No	No		
PERRY RICHARD O	34183-240		11/20/2001		510,000	No	No		
BRENNAN DANIEL	25697-578		9/29/1995		305,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/1994	621		75,000					REMODEL 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	CC	Chris C
10/18/2008	Meas/Inspect	201	PATRIOT
2/9/2002	MLS	MM	Mary M
4/25/2000	Inspected	264	PATRIOT
12/14/1999	Measured	243	PATRIOT
7/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112363
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7875		Sq. Ft.	Site		0	70.	0.83	7									459,373						459,400	

Total AC/HA: 0.18079 | Total SF/SM: 7875 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 459,373 | Spl Credit | Total: 459,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32437372
Const Adj.:	0.99742496
Adj $ / SQ:	171.725
Other Features:	111450
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	544967
Depreciation:	25068
Depreciated Total:	519898

COMMENTS

2 bdrms and bath in uat gas fpl.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2					HB 1		

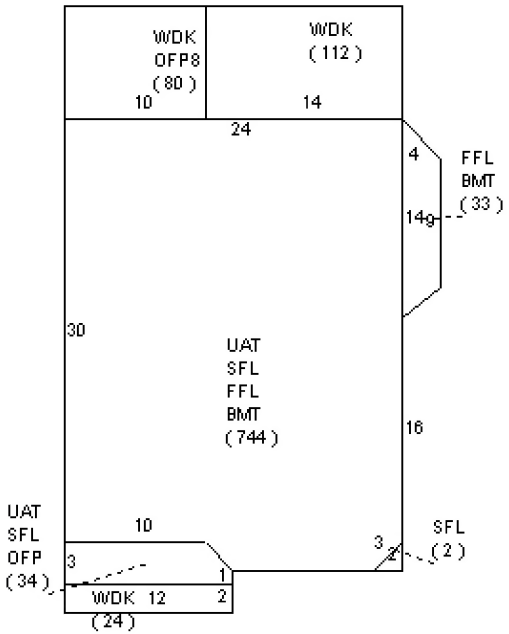
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	207.79
Special Features:	0	Val/Su Net:	181.85
Final Total:	519900	Val/Su SzAd	333.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	780	171.730	133,946
BMT	Basement	777	51.520	40,029
FFL	First Floor	777	171.730	133,431
WDK	Deck	216	10.600	2,290
UAT	Upper Attic	195	132.230	25,718
OFP	Open Porch	114	30.890	3,522

Net Sketched Area:	2,859			Total:	338,936
Size Ad	1557	Gross Are	3442	FinArea	1752

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0009-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X25	A	AV	1920	19.17	T	40	101			6,900			6,900

More:	N	Total Yard Items:	6,900	Total Special Featues:	

Total: 6,900